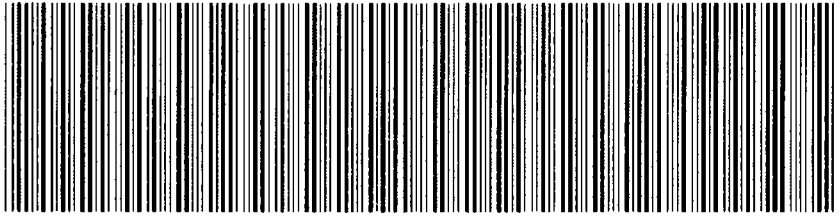


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2019041800460001004E22B3
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 4
Document ID: 2019041800460001
Document Date: 04-29-2019
Preparation Date: 04-29-2019
Document Type: SUNDRY MISCELLANEOUS
Document Page Count: 3
PRESENTER:

AXONAL DESIGN
116-55 QUEENS BLVD
FOREST HILLS, NY 11375
718-312-0172
RAMIREZJENIFER@GMAIL.COM

RETURN TO:

AXONAL DESIGN
116-55 QUEENS BLVD
FOREST HILLS, NY 11375
718-312-0172
RAMIREZJENIFER@GMAIL.COM

Borough	Block	Lot	Unit	Address
QUEENS	13134	8	Entire Lot	138-11 219TH STREET
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

AMM RE MANAGEMENT LLC
14-49 140TH STREET
WHITESTONE, NY 11357


FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK

Recorded/Filed 04-29-2019 16:44

City Register File No.(CRFN):

2019000136322



Janette M. Hill

City Register Official Signature

RESTRICTIVE DECLARATION

REGARDING THE LEGAL USAGE OF CELLAR

DECLARATION, made the 29th day of April 2019, aby acting individually and as owner Monira Chowdhury. Owner of the premises located at 138-11 219 Street NY, Queens, hereinafter referred to as the "Declarant," residing at 138-11 219 Street NY, Queens.

WHEREAS, the declarant is the fee owner of certain land located in the City and State of New York, Borough of Queens, designated as Block#13134, Lot# 8 on the Tax Map of the City of New York, hereinafter referred to as Parcel A, more particularly described by metes and bounds description set forth in schedule A annexed hereto and by this reference made part hereof.

WHEREAS, the Declarant has requested the New York City Department of Buildings (the "Department of Buildings") to act upon application #421951560 and to authorize construction of a three (3) fixture bathroom in the cellar of a two family dwelling located on Parcel A (the "Subject Premises") to be used as accessory spaces not for dwelling purposes pursuant to provisions of New York City Zoning Resolution ("ZR") section 12-10 (definition "Floor Area"), and the provisions of Building Bulletin 2011-010-Technical, issued on April 14th, 2011.

WHEREAS, the Department of Buildings, pursuant to Buildings Bulletin 2011-010, has required Declarant to execute and file this restrictive declaration prior to acting upon the Application and prior to the issuance of a Letter of Completion.

NOW, THEREFORE, in the consideration of the issuance by the Department of Buildings of a building permit for the Subject Premises, Declarant does hereby declare, create impose and establish the following:

- The Declarant uses and occupies the cellar at the Subject Premises that is an accessory use listed in and accessory to Use Group 2 of the New York City Zoning Resolution;
- The Subject Premises will be occupied and maintained as a two (2) family dwelling;
- The cellar at the Subject Premises will not be used for living, sleeping, cooking, separate rental or any illegal residential conversion;
- The creation or maintenance of a three-fixture bathroom in the cellar of the Subject Premises in connection with illegal residential conversion shall subject the owner of the building to violations and fines pursuant to section AC 28-210 of the Admirative Code;
- The Declarant has established or provided the following conditions of the cellar of the Subject Premises in order to comply with the requirement set forth in Building Bulletin 2011-010:
 - The Cellar is open without partitions except enclosures for:
 - A boiler room
 - A Laundry Room

- The boiler room shall be enclosed with one-hour fire-rated construction and properly ventilated;
- The projects plumbing work will include one of each of the following: lavatory (common wash basin), sink non-residential, stall shower, toilet, washing machine and gas dryer.
- This declaration may not be modified, amended or terminated without the prior written consent of the Department of Buildings;
- The covenants set forth herein shall run with the land and be binding upon and insure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns;
- Failure to comply with the terms of this declaration may result in the revocation of a building permit or Letter of Completion; and
- This declaration shall be recorded at the city register's (county clerk's) office against all affected parcels of land and in any deed for the conveyance thereof

IN WITNESS WHEREOF, Declarant has made and executed the foregoing restrictive declaration as of the hereinabove written.

MONIRA Chowdhury

Declarants Signature

Monira Chowdhury (Print)

Home Owner

State of New York

County of Queens

On the 29 day of April in the year 2019 before me, the undersigned, personally appeared (Declarant) MONIRA Chowdhury, personally know to me or proved to me on the basis of satisfactory evidence to be that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

SUIYENG HUNG FONG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HU5295171
Qualified in NY County
My Commission Expires December 30, 2021

